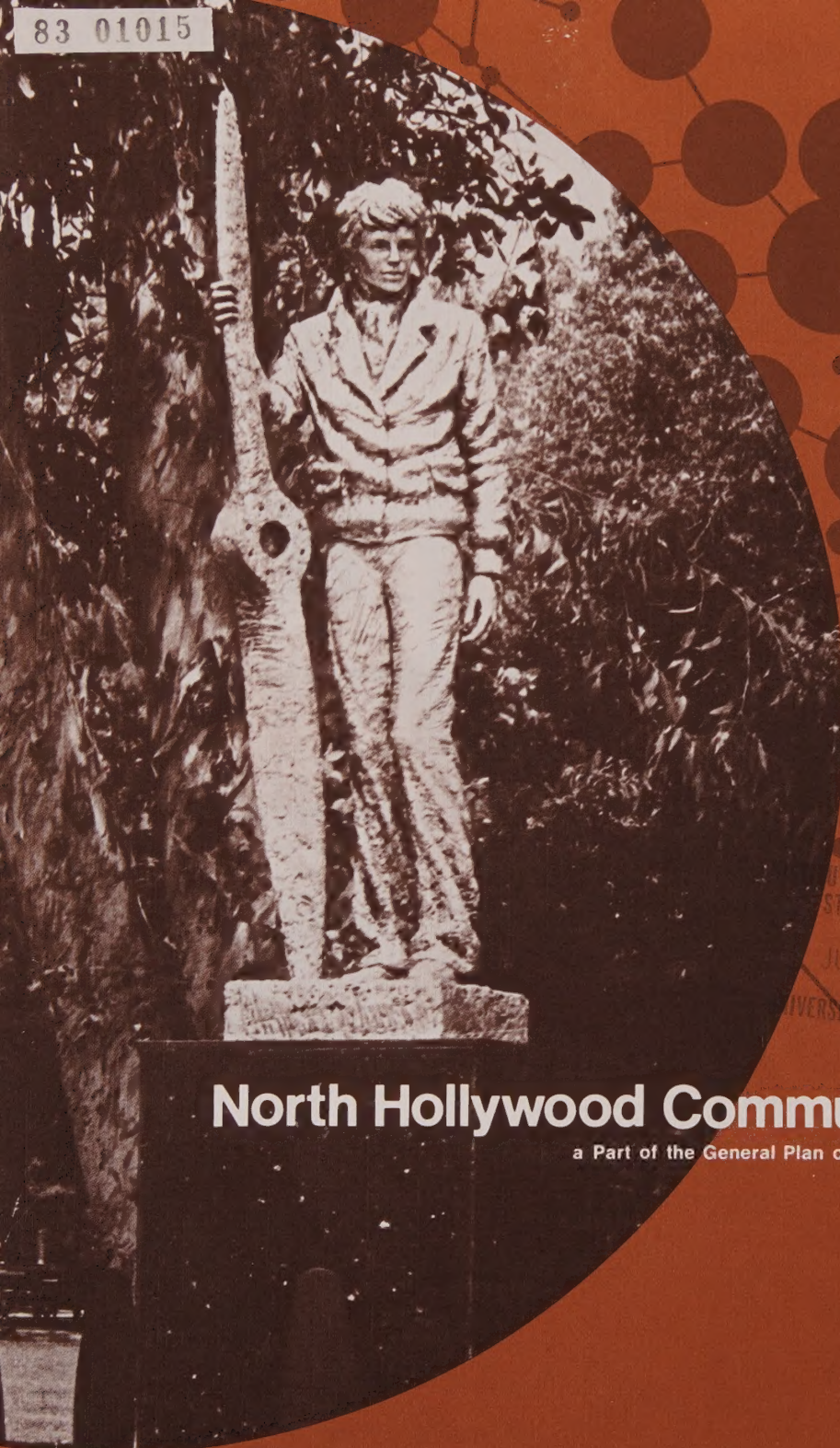


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North Hollywood  
Community  
Plan

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# North Hollywood Community Plan

a Part of the General Plan of the City of Los Angeles





## North Hollywood Community Plan • City of Los Angeles

The North Hollywood Community Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying maps.

### PURPOSES

#### USE OF THE PLAN

The purpose of the North Hollywood Community Plan is to provide an official guide to the future development of the Community for the use of the City Council, the Mayor, the City Planning Commission; other concerned governmental agencies; residents, property owners, and businessmen of the Community; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various city development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.

This Plan proposes approximate locations and dimensions for land use. Development may vary slightly from the Plan provided the total acreage of each type of land use, the land use intensities, and the physical relationships among the various land uses are not altered.

The Plan is *not* an official *zone map*, and while it is a guide, it does not imply any implicit right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various

requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different zones and land uses than may be desirable for many years.

This Plan is subject to review and amendment within five years, to reflect changes in circumstances.

#### OBJECTIVES OF THE PLAN

1. To coordinate the development of North Hollywood with that of other parts of the City of Los Angeles and the metropolitan area.

2. To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 1990.

3. To make provision for housing as is required to satisfy the needs and desires of various age, income, and ethnic groups of the Community, maximizing the opportunity for individual choice.

To encourage the preservation and enhancement of the varied and distinctive residential character of the Community, and to preserve the stable single-family residential neighborhoods.

To provide multiple-dwelling units for those who cannot afford, or do not desire, to own their own homes, emphasizing the area surrounding the North Hollywood Business District.

4. To promote economic well-being and public convenience through:

a. Allocating and distributing commercial lands for retail, service, and office facilities, with adequate off-street parking, in quantities and patterns based on accepted planning principles and standards; retaining viable commercial frontages with provision for concentrated development and redesignating underutilized strip commercial zoning to more appropriate uses; and improving the appearance of commercial buildings along the major arteries;





b. Designating land for industrial development that can be so used without detriment to adjacent uses of other types, and imposing restrictions on the types and intensities of industrial uses as are necessary to this purpose.

5. To provide a basis for the locations and programming of public services and utilities, and to coordinate the phasing of public facilities with private development by:

a. Providing neighborhood parks and recreational facilities, including bicycle paths, that utilize utility rights-of-way and other public lands where feasible.

b. Enlarging and expanding library facilities and services to better serve the community;

c. Modernizing and enlarging school facilities and providing community educational centers to help residents with special problems;

d. Improving street lighting throughout the area.

6. To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.

7. To encourage open space for recreational uses for the enjoyment of both local residents and persons throughout the Los Angeles region.

8. To improve the visual environment of the Community, and in particular to strengthen and enhance its image and identity. To discourage the distasteful array of signs and billboards located along the major arteries of the Community.

POLICIES

The North Hollywood Community Plan has been designed to accommodate the anticipated growth in population and employment of the Community to the year 1990. The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth will take place and must be provided for.

The Plan encourages the preservation of low density single-family residential areas, the conservation of open space lands, and the concentration of commercial and residential development into North Hollywood Center (business district and environs), connected to other major Centers of the City by a rapid transit network.

The Plan proposes clustering of neighborhood and community commercial activity to provide maximum convenience with minimum disturbance to residential neighborhoods. Similarly, the Plan proposes industrial uses in areas where they will not adversely affect surrounding development.

The Plan stresses the need for the improvement of existing public facilities and the provision of additional facilities to satisfy the needs of both the present and projected populations.

schools in the vicinity or at a suitable new site. If permanent arrangements for the students can not be made, the complex should include new elementary school facilities. Adequate off-street parking should be provided east of Tujunga Avenue to serve the Regional Library, Park, and Rapid Transit Station.

The development of Lankershim Boulevard through the Center as a "drive-thru" mall is envisioned. The commercial properties along Lankershim Boulevard between Magnolia Boulevard and Hesby Street should be deepened to approximately 200 feet to accommodate intensive development. A pedestrian way is proposed as a means of improving access between North Hollywood Park and the core.

Additional off-street parking is proposed to serve Valley Plaza. The United States Naval Reserve site, scheduled to be phased out, is suggested for commercial development. As this site is a part of the shopping complex, its development should be conditioned upon additional parking and improved ingress-egress to the shopping area.

The Plan proposes that the quantity of strip commercial zoning along certain streets outside of the North Hollywood Business District and Valley-Laurel Plaza be reduced by redesignating underutilized and unneeded commercial zones for residential use. Nucleated Neighborhood commercial shopping areas are proposed in strategic locations to maximize shopper convenience.

Housing

Standards and Criteria:

Property in residential zones permitting densities in excess of those designated on the Plan shall be reclassified to more appropriate zones.

Stable, low density residential areas are generally described as meeting these criteria:

- 1. Areas zoned for single-family housing and used exclusively for that purpose;
- 2. Areas zoned for apartments, which have less than 25% of their land developed for that purpose;
- 3. Areas containing single family housing having a useful life to 1990 or longer;
- 4. Single family housing areas having less than 10% substandard housing.

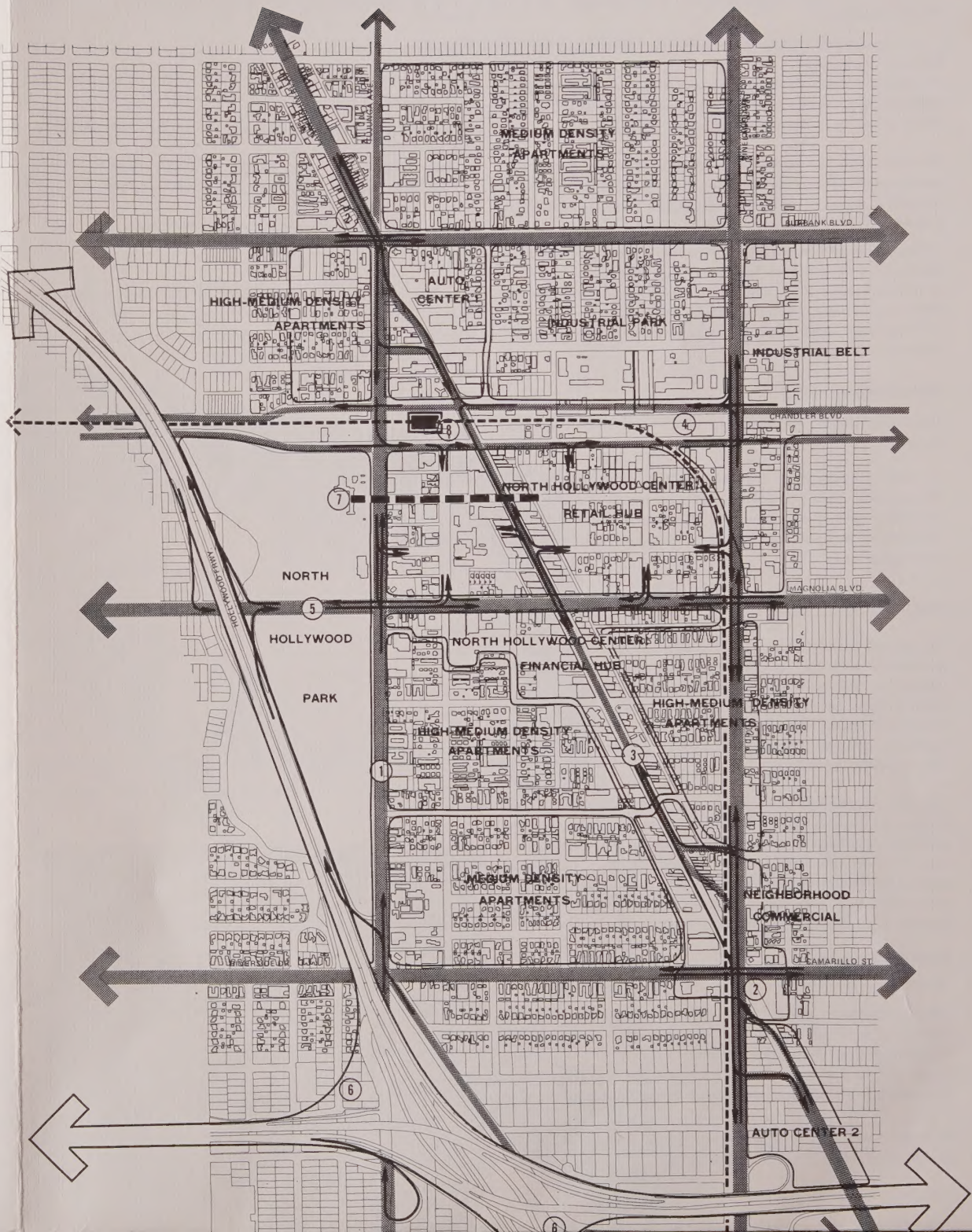
High-Medium and Medium density residential areas will be encouraged around the North Hollywood Business District.

Apartments should be soundproofed, and be provided with adequate open space and usable recreation areas.

Features:

The Plan proposes that the low-density residential character of North Hollywood be preserved, and that single-family residential neighborhoods be protected from encroachment by other types of uses.

The Plan encourages the rehabilitation and/or rebuilding of





LAND USE

Commerce

Standards and Criteria:

The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population to the year 1990, as computed by the following standards:

- 1. 0.6 acres per 1,000 residents for commercial uses for neighborhood or convenience type commercial areas;
- 2. 0.2 acres per 1,000 residents for commercial uses for community shopping and business districts, including service uses and specialized commercial uses.

In general, off-street parking should be provided at a ratio of not less than three square feet for each square foot of commercial floor area for each Community, Neighborhood and Regional shopping area as specified on the Plan Map and at a ratio of not less than two square feet for each square foot of floor area for Limited and Highway Oriented commercial uses. Parking for each commercial establishment's employees will be furnished on site. Parking areas shall be located between commercial and residential uses where appropriate to provide a buffer, and shall be separated from residential uses by means of at least a wall and/or landscaped setback of sufficient nature to retain the aesthetics of the residential area.

Within the Neighborhood and Highway Oriented commercial areas, the height of commercial buildings shall be restricted to 3 stories or 45 feet. In Neighborhood commercial areas, gas stations should be allowed only under conditional use permit.

The average building height in Community commercial areas should not be more than three times the buildable area of the property. A building may be built to six times the buildable area of its site upon transfer of the right of development capability from another property in the same area.

Features:

The Plan provides approximately 531 acres of commercial and related parking uses. The economic health of North Hollywood depends on the vitality of, first, the core of the North Hollywood Center (North Hollywood Business District) and second, the Valley-Laurel Plaza regional shopping area.

The North Hollywood Business District, the historical focal point of the Community, should be developed with professional offices, junior department stores, other retail stores, financial establishments, and entertainment facilities. It should be served by a Rapid Transit Station. (See Study Programs map for suggested development.)

The Plan proposes that the Lankershim Elementary School site be developed as a multi-purpose complex. Retail stores, high-density housing, and/or office space could be provided above parking facilities located on the lower levels. Other community services might also be incorporated, such as a community meeting hall. Prior to conversion of the site to these uses, the school enrollment must be accommodated, on a full day basis, at other

detached single-family areas for the same use. Single-family housing should be made available to all persons regardless of social, economic, and ethnic backgrounds. Additional low and moderate income housing is needed in all parts of the City. Replacement housing for displaced families within the industrial expansion area, southwest of Vineland Avenue and Burbank Boulevard, should be provided elsewhere in the Community.

The Plan also recommends the development of senior citizens housing near the North Hollywood Center. This would be advantageously located adjacent to the North Hollywood Park facilities for the elderly, the Regional Library, shopping and entertainment, and the Rapid Transit Station.

The Plan seeks to provide a better residential environment. This could include landscaping and other buffering devices to separate residential uses from commercial and/or industrial uses.

The proposed residential density categories and their capacities are:

HOUSING DENSITIES	DWELLING UNITS PER GROSS ACRE*	GROSS ACRES	PERCENT OF RESIDENTIAL LAND	POPULATION CAPACITY	PERCENT OF POPULATION CAPACITY
VERY LOW	1+ to 3	115	2.4	700	0.6
LOW	3+ to 7	3,004	62.5	44,700	36.9
LOW MEDIUM I	7+ to 12	236	4.9	5,300	4.4
LOW MEDIUM II	12+ to 24	756	15.7	27,331	22.6
MEDIUM	24+ to 40	590	12.3	33,630	27.8
HIGH MEDIUM	40+ to 60	105	2.2	9,430	7.8
TOTALS		4,806	100.0	121,091	100.0

\*Gross acreage includes streets.

The 1990 population of North Hollywood is projected to be approximately 113,000 persons, an increase of 19,000 over the 1970 population. The Plan capacity is 9.2% in excess of the projected figure.

Industry

Standards and Criteria:

Industrial lands are located on a citywide basis without regard to the boundaries of individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations. Industrial lands should be accessible to railways, public utilities and transportation.

Parking for general industrial lands should be provided at a ratio of one stall for each 350 square feet of gross floor area, but not less than 3 stalls for each 4 employees on the main shift. Parking for warehouse or storage uses should be provided at a ratio of one stall for each 1,000 square feet of gross floor area but not less than one stall for each employee on the main shift. On-street parking should be prohibited in industrial areas. Off-street parking areas shall be located in the peripheries of industrial sites to serve as buffers, and shall be separated from adjacent private and public uses by a wall and/or landscaped setback.

Within Limited and Light industrial areas the height of industrial buildings shall be restricted to 3 stories or 45 feet.

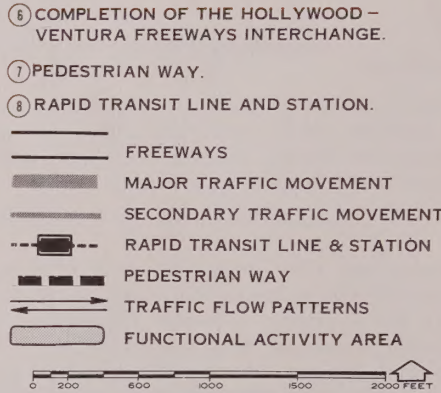
Features:

The Plan designates 426 acres for Light and Limited industrial uses. An industrial park is proposed to be developed in the area

NORTH HOLLYWOOD CENTER STUDY PROGRAMS

PROGRAMS

- ① WIDENING OF TUJUNGA AVE., BETWEEN BURBANK AND VENTURA BLVDs., AS A MODIFIED SECONDARY HIGHWAY.
- ② REDESIGN THE LANKERSHIM-VINELAND - CAMARILLO AND THE LANKERSHIM - BURBANK-TUJUNGA INTERSECTIONS.
- ③ IMPROVEMENT OF LANKERSHIM BLVD., BETWEEN CAMARILLO ST. AND BURBANK BLVD., AS A "DRIVE-THRU MALL".
- ④ EXTENSION OF CHANDLER BLVD., FROM LANKERSHIM BLVD. TO VINELAND AVE. AS A DIVIDED MAJOR HIGHWAY.
- ⑤ IMPROVEMENT OF MAGNOLIA BLVD. BETWEEN THE HOLLYWOOD FREEWAY AND VINELAND AVE., AS A SECONDARY HIGHWAY.



generally located east of Lankershim Boulevard, north of Chandler Boulevard, south of Burbank Boulevard and west of Cahuenga Avenue.

The Light industrial area north and south of Sherman Way is proposed to be buffered by Limited industrial uses, parking and landscaping around the periphery.

The Plan discourages strip industrial uses along major arteries and encourages research and development type industries which do not generate noise, dust and fumes that are incompatible with the residential character of adjacent neighborhoods.

CIRCULATION  
Highways

Standards and Criteria:

Highways and Local Streets shown on this Plan shall be developed in accordance with standards and criteria contained in the Highways and Freeways Element of the General Plan and the City's Standard Street Dimensions.

Street aesthetics should be emphasized by street trees and planted median strips and by paving. Streets, Highways and Freeways, when developed, should be designed and improved in harmony with adjacent development and to facilitate driver and passenger orientation.

Adequate highway improvements shall be assured prior to the approval of zoning permitting intensification of land use in order to avoid congestion and assure proper development.

Features:

The Plan incorporates the Highways and Freeways Element of the Los Angeles General Plan. Collector Streets are shown to assist traffic flow toward Major and Secondary Highways.

A Specific Plan for the North Hollywood Business District should be prepared and adopted. The Specific Plan should include the area shown on the Study Programs Map. It should provide for improvement in the area's circulation and parking facilities including: a) improvement of Tujunga Boulevard between Burbank and Ventura Boulevards, as a modified Secondary Highway; b) the improvement of Lankershim Boulevard between Camarillo Street and Burbank Boulevard, emphasizing the development of that section between Magnolia and Chandler Boulevards as a "drive-thru" mall with wider sidewalks, street furniture and landscaping; c) improvement of Magnolia Boulevard, between the Hollywood Freeway and Vineland Avenue, to Secondary Highway standards; d) redesigning two problem intersections along Lankershim Boulevard (Camarillo/Vineland and Burbank/Tujunga) to eliminate confusion and congestion of the present circulation pattern; e) the improvement of Chandler Boulevard as a Divided Major Highway to Vineland Avenue; and f) the provision of adequate off-street parking facilities.

An additional traffic study should be made in and around Valley Plaza to determine what improvements and expanded parking facilities are needed to alleviate traffic problems in the shopping area.





Tom Bradley, mayor

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Calvin S. Hamilton, director of planning  
 Frank P. Lombardi, executive officer  
 Glenn F. Blossom, city planning officer

#### COMMUNITY PLANNING AND DEVELOPMENT

Arch D. Crouch, principal city planner

#### COMMUNITY PLANNING SECTION C

Gary Morris, senior city planner

#### Project Staff

Darryl Fisher, project manager  
 Ron Smith, project coordinator  
 William Landa, cartographer  
 Arden Stevens, senior city planner\*  
 Frank J. Fielding, project manager\*  
 Robert Sutton, project coordinator\*

#### GRAPHICS SECTION

Gene Wolfe, graphics supervisor

#### Publication

Phil Watson, unit head  
 Leona Laverty, concept, layout and design

#### Cartography

Tom Genc, unit head  
 Henry Higa, cartographer  
 Mason Dooley, photographer

\*Former Project Staff

for further information, regarding this plan, please contact  
 Raymond I. Norman, Secretary, City Planning Commission,  
 485-5071 refer to C.P.C. 23488

Council File No. 74-2336 & S,S-1,S-2

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